

**Frederick County Planning Commission**  
**Meeting Minutes**  
**February 3, 2010**

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**COMMISSION MEMBERS PRESENT:**

Joseph Brown  
Richard Floyd  
Kai Hagen, BoCC Liaison  
Catherine Forrence, Chair

John McClurkin, Secretary  
Audrey Wolfe  
Robert White, Vice Chair

**COMMISSION MEMBERS ABSENT:**

**PLANNING STAFF PRESENT:**

Mark Depo, Deputy Director  
Jim Gugel, Chief Planner

Tim Goodfellow, Planner  
John Dimitriou, Planner

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**9:30 A.M.**

MORNING SESSION

CHAIR FORRENCE BROUGHT THE MEETING TO ORDER AT 9:35 AM.

**1) PLANNING COMMISSION..... COMMENTS**

Commissioner White commented about the number of emails of concern he has been receiving as FcPc member regarding the Incinerator. Commissioner Forrence requested a copy of the one page BoCC Draft policy language that was added. Discussion and other comments were briefly discussed. Commissioner Brown requested the topic be discussed further at a later time.

Commissioner Forrence requested a workshop to discuss the **Rules of Procedures** be schedule.

Commissioner Forrence commented she “hoped everyone got a chance to watch the Republican Central Committee interviews for the three candidates for the BoCC vacant seat.” She went on to state her opinion on Paul Smith’s comment.

Commissioner White commented on the emails he had sent to FcPc members regarding the House of Worship & Ag Zone – he proposed a joint meeting with a group of religious leaders in the county be set.

**2) AGENCY COMMENTS/AGENDA BRIEFING..... INFORMATIONAL**

Deputy Director Depo commented on a CwCP discussion with BoCC about a proposed Text Amendment change to Institutional-Euclidian and the Open-Space-Recreational-Euclidian zones.

He went on to comment regarding upcoming meetings – noting that February 10<sup>th</sup> is scheduled for a DPDR meeting, February 17<sup>th</sup> meeting has been canceled, and February 24<sup>th</sup> is tentatively on the schedule.

Ron Burns - DPDR Planner – commented that Commissioner Gardner asked DPDR address FcPc regarding the Truck logistical problems in the greater Monrovia area (associated with Costco). He noted he was there to answer question regarding the email Gary Hessong, DPDR Director, had sent FcPc. He summarized the issues and discussions continued.

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**3) MEETING MINUTES .....APPROVAL**

**a. December 16, 2009**

**Brown / 2<sup>nd</sup> White – Approved 7-0-0-0**

**Yea-7 (Brown, Floyd, Forrence, Hagen, McClurkin , White, Wolfe), Nay-0, Absent-0, Abstain-0**

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**4) WATER AND SEWERAGE PLAN AMENDMENT ..... FINDING OF CONSISTENCY**

*Continued from the January 13, 2010 Planning Commission meeting*

- a. Case # WS-09-08 (Fall 2009 Cycle)** – Three properties (Tax Map 801, Parcels 3834, 3761, and 3859 Main Street, New Market) requesting a reclassification from W-3 Dev to W-5 Dev. (Tim Goodfellow)

Planner Goodfellow recommended a Finding-of-Consistency with the Comprehensive Plan in his Staff Report.

*MOTION:* Commissioner Wolfe made a motion for a Finding of Consistency with the Comprehensive Plan.

**Wolfe / 2<sup>nd</sup> Hagen – Approved 5-1-1-0**

**Yea-5 (Floyd, McClurkin, Hagen , White, Wolfe), Nay-1 (Forrence), Abstain-1 (Brown), Absent-0**

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**5) COUNTYWIDE COMPREHENSIVE PLAN ..... RECOMMENDATION**

Workshop to and discuss the comments received on the BOCC Draft Zoning map. The Planning Commission also reviewed the Draft Water and Sewerage Plan map revisions. (Jim Gugel).

Chief Planner Gugel summarized the plan of action for today's meeting - staff summarized BoCC Draft Plan decisions. FcPc proposed and voted on recommended changes as noted below:

**ADAMSTOWN REGION (Planner Goodfellow):**

*MOTION:* **AD-1** – (Amended) Support the growth limits - 100 feet east of building and go back 3 acres with the zoning changed back to GC leave the remainder.

**Brown / 2<sup>nd</sup> Wolfe – FAILED 3-3-1-0**

**Yea-3 (Brown, White, Wolfe), Nay-3 (Floyd, Forrence, McClurkin ), Abstain-1 (Hagen), Absent-0**

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*MOTION:* **AD-1** - Support the growth limits - 100 feet east of building and go back 2 acres with the zoning changed back to GC leave the remainder.

**Brown / 2<sup>nd</sup> Wolfe – APPROVED 4-2-1-0**

**Yea-4 (Brown, McClurkin , White, Wolfe), Nay-2 (Floyd, Forrence), Abstain-1 (Hagen), Absent-0**

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*MOTION:* **AD-2** (J.J.Crew) - retain the existing GI zoning not draft BoCC Plan.

**Wolfe / 2<sup>nd</sup> Floyd – FAILED 2-4-1-0**

**Yea-2 (Floyd, Wolfe), Nay-4 (Brown, Forrence, McClurkin , White, ), Abstain-1 (Hagen), Absent-0**

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*MOTION:* **AD-3** – (Eastalco) – Maintain current Zoning LI and GI.

**Wolfe / 2<sup>nd</sup> Brown – FAILED 2-4-1-0**

**Yea-2 (Brown, Wolfe), Nay-4 (White, Floyd, Forrence, McClurkin), Abstain-1 (Hagen), Absent-0**

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**BRUNSWICK REGION (Planner Dimitriou):**

*MOTION:* **BR-1** - Maintain the VC Zoning.

**White / 2<sup>nd</sup> Forrence – APPROVED 6-0-1-0**

**Yea-6** (Brown, Floyd, Forrence, McClurkin , White, Wolfe), **Nay-0, Abstain-1** (Hagen), **Absent-0**

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*MOTION:* **BR-6** – Reestablish the growth limits to what the town wanted - complete growth boundary.

**Brown / 2<sup>nd</sup> Wolfe – FAILED 3-3-1-0**

**Yea-3** (Brown, Floyd, Wolfe), **Nay-3** (Forrence, McClurkin , White,), **Abstain-1** (Hagen), **Absent-0**

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*MOTION:* **BR-12** - retain LDR land designation.

**Wolfe / 2<sup>nd</sup> None – FAILED**

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*MOTION:* **BR-14** (Jefferson end property) - change to VC.

**Brown / 2<sup>nd</sup> Floyd – APPROVED 5-1-1-0**

**Yea-5** (Brown, Floyd, McClurkin , White, Wolfe), **Nay-1** (Forrence), **Abstain-1** (Hagen), **Absent-0**

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*MOTION:* **BR-15** – (Ingram Property) Maintain R1 Zone outside the grown area Well & Septic.

**Brown / 2<sup>nd</sup> Wolfe – FAILED 3-3-1-0**

**Yea-3** (Brown, Floyd, Wolfe), **Nay-3** (Forrence, McClurkin , White), **Abstain-1** (Hagen), **Absent-0**

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**FREDERICK REGION (Planner Dimitriou):**

*MOTION:* **FR-2** (St John's Property) – Change to GC from LI.

**Brown / 2<sup>nd</sup> White – PASSED 4-1-1-1**

**Yea-4** (Brown, Floyd, White, Wolfe), **Nay-1** (McClurkin), **Abstain-1** (Forrence), **Absent-1** (Hagen)

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*MOTION:* **FR-3** – Change existing woodlands and stream area to RC zoning (NR on the plan).

**Brown / 2<sup>nd</sup> White – PASSED 6-0-1-0**

**Yea-6** (Brown, Floyd, Forrence, McClurkin, White, Wolfe), **Nay-0, Abstain-1** (Hagen), **Absent-0**

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**MIDDLETOWN REGION (Planner Goodfellow):**

*MOTION:* **MD-9** – “Let it” LDR and R1.

**Wolfe / 2<sup>nd</sup> White – PASSED 3-2-2-0**

**Yea-3** (Floyd, White, Wolfe), **Nay-2** (Forrence, McClurkin), **Abstain-2** (Brown, Hagen), **Absent-0**

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*MOTION:* **MD-10** – Change property to GC; amended to VC.

**Wolfe / 2<sup>nd</sup> Brown – FAILED 2-4-1-0**

**Yea-2** (Brown, Wolfe), **Nay-4** (Floyd, Forrence, McClurkin , White), **Abstain-1** (Hagen), **Absent-0**

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*MOTION:* **MD-30** – To make the “yellow part” VC (3 parcels).

**Brown / 2<sup>nd</sup> Wolfe – PASSED 4-2-1-0**

**Yea-4** (Brown, Floyd, White, Wolfe), **Nay-2** (Forrence, McClurkin), **Abstain-1** (Hagen), **Absent-0**

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**NEW MARKET REGION (Planner Goodfellow):**

*MOTION:* **NM-3** (Hope Valley Golf course) – Retain as Agricultural Zoning.

**Brown / 2<sup>nd</sup> Wolfe – FAILED 2-4-1-0**

**Yea-2** (Brown, Wolfe), **Nay-4** (Floyd, Forrence, McClurkin, White), **Abstain-1** (Hagen), **Absent-0**

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**THURMONT REGION (Chief Planner Gugel):**

*MOTION:* **TH-3** (East side of Rt. 15) – Retain LI Zoning.

**Brown / 2<sup>nd</sup> Floyd – FAILED 3-3-1-0** TS: 05:20:22

**Yea-3** (Brown, Floyd, Wolfe), **Nay-3** (Forrence, McClurkin, White), **Abstain-1** (Hagen), **Absent-0**

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*MOTION:* **TH-4** – Northwest corner of property (fields) be maintain as Ag, remainder (woodlands) go to RC.

**Brown / 2<sup>nd</sup> Wolfe – FAILED 3-3-1-0**

**Yea-3** (Brown, Floyd, Wolfe), **Nay-3** (Forrence, McClurkin, White), **Abstain-1** (Hagen), **Absent-0**

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*MOTION:* **TH-Z-1** – Recommend the BoCC adjust this property be zoned Open Space Recreation Euclidian and available for Zoo expansion.

**Brown / 2<sup>nd</sup> Brown – PASSED 6-0-1-0**

**Yea-6** (Brown, Floyd, Forrence, McClurkin, White, Wolfe), **Nay-0**, **Abstain-1** (Hagen), **Absent-0**

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*MOTION:* **TH-Z-5** - Recommend the property be rezoned R1 from east side front 400 feet back.

**Brown / 2<sup>nd</sup> Wolfe – FAILED 3-3-1-0**

**Yea-3** (Brown, Floyd, Wolfe), **Nay-2** (Forrence, McClurkin, White), **Abstain-0**, **Absent-1** (Hagen)

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*MOTION:* **TH-Z-5** – Maintain R1 Zone outside the grown area Well & Septic.

**Brown / 2<sup>nd</sup> Wolfe – FAILED 3-3-1-0**

**Yea-3** (Brown, Floyd, Wolfe), **Nay-2** (Forrence, McClurkin, White), **Abstain-0**, **Absent-1** (Hagen)

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**PUBLIC COMMENT:**

- Caroline Eader
- Shirley Happ
- Scott Miller
- Steve Cassis
- Robert Esskay

\*\*\* ADJOURNED MEETING AT 3:39 \*\*\*

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Respectfully Submitted,

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Catherine Forrence, Chair

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